

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(D) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

**Date of Report (Date of earliest event reported): February 2, 2006**

**Hartman Commercial Properties REIT**

(Exact Name of Registrant as Specified in Its Charter)

**Maryland**  
(State or other jurisdiction of incorporation  
or organization)

**000-50256**  
(Commission File Number)

**76-0594970**  
(I.R.S. Employer  
Identification No.)

**1450 West Sam Houston Parkway North, Suite 100  
Houston, Texas 77043**

(Address of principal executive offices)  
(Zip Code)

**(713) 467-2222**

(Registrant's telephone number, including area code)

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 2.02       Results of Operations and Financial Condition.**

On February 2, 2006, Hartman Commercial Properties REIT (the “Company”) issued a news release providing the final results for its financial performance for the quarter ended September 30, 2005. A copy of this news release is attached as Exhibit 99.1. Pursuant to General Instruction B.2, Item 2.02 and Item 9.01(c) of Form 8-K, the information set forth in this Item 2.02 and the news release attached as Exhibit 99.1 hereto are “furnished” and not “filed” for purposes of Section 18 of the Securities Exchange Act of 1934.

**Item 9.01       Financial Statements and Exhibits.**

**(d) Exhibits.**

99.1       News Release dated February 2, 2006.

## **SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

### **HARTMAN COMMERCIAL PROPERTIES REIT**

Dated: February 2, 2006

By: /s/ Terry L. Henderson  
Name: Terry L. Henderson  
Title: Chief Financial Officer

## EXHIBIT INDEX

**Exhibit No.**  
99.1

**Description**  
News Release dated February 2, 2006